013.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,400 / 904,400
					USE VALUE:	904,400 / 904,400
					ASSESSED:	904,400 / 904,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	OSBORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAVONE DONNA/ TRUSTEE
Owner 2:	18 OSBORNE ROAD REALTY TRUST
Owner 3:	
Street 1:	18 OSBORNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAVONE JOSEPH & DONNA -
Owner 2:	-
Street 1:	18-20 OSBORNE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2162 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4781.000	449,000	4,700	450,700	904,400
Total Card	0.110	449,000	4,700	450,700	904,400
Total Parcel	0.110	449,000	4,700	450,700	904,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.32 | /Parcel: 418.32

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	10491
GIS Ref	
GIS Ref	
Insp Date	02/20/18

!1294!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	449,000	4700	4,781.	450,700	904,400		Year end	12/23/2021
2021	104	FV	428,900	4700	4,781.	450,700	884,300		Year End Roll	12/10/2020
2020	104	FV	429,100	4700	4,781.	450,700	884,500	884,500	Year End Roll	12/18/2019
2019	104	FV	333,900	4700	4,781.	478,900	817,500	817,500	Year End Roll	1/3/2019
2018	104	FV	333,900	4700	4,781.	349,300	687,900	687,900	Year End Roll	12/20/2017
2017	104	FV	313,500	4700	4,781.	304,300	622,500	622,500	Year End Roll	1/3/2017
2016	104	FV	313,500	4700	4,781.	259,200	577,400	577,400	Year End	1/4/2016
2015	104	FV	279,800	4700	4,781.	253,500	538,000	538,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:48:38

LAST REV

Date	Time
06/03/19	09:45:22
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1294

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAVONE JOSEPH &	72104-60	1	1/8/2019	Convenience	99	No	No		
PAVONE JOSEPH	49520-58		5/30/2007	Family	99	No	No		
	20292-144		12/1/1989		192,000	No	No		Y

USER DEFINED

Prior Id # 1:	10491
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2019	62	Renovate	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4781		Sq. Ft.	Site		0	80.	1.18	1									450,745						450,700	

Total AC/HA:	0.10976	Total SF/SM:	4781	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,745	Spl Credit		Total:	450,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13566136
Const Adj.:	0.97029907
Adj $ / SQ:	198.348
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610103
Depreciation:	161067
Depreciated Total:	449036

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

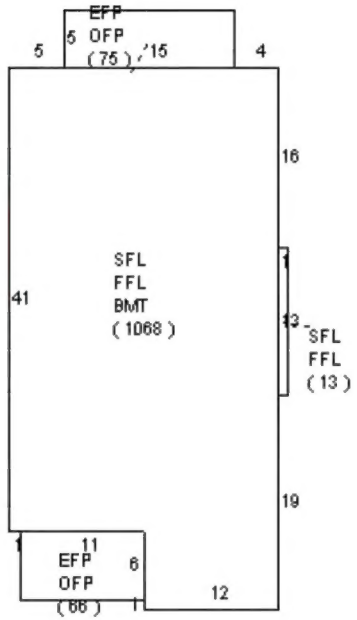
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.35
Special Features:	0	Val/Su Net:	127.85
Final Total:	449000	Val/Su SzAd	207.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,081	198.350	214,414
SFL	Second Floor	1,081	198.350	214,414
BMT	Basement	1,068	59.500	63,551
EFP	Enclos Porch	141	45.150	6,366
OFP	Open Porch	141	27.360	3,858

Net Sketched Area:	3,512			Total:	502,603
Size Ad	2162	Gross Area	3512	FinArea	2162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1927	21.94	T	40	104			4,700			4,700
2	Frame Shed	D	Y	1	10X12	A	AV	2002	0.00	T	13.6	104						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700